

US EPA BROWNFIELDS PROJECT PHASE I ASSESSMENT

Environmental Events Database - Initial Report Form

Dept. of Ag. Case No.

DENR Case No.:

C 2017004

Reported: (mm/dd/yy) 04/24/17

Time:

Recorded By: R. LANCASTER

A.	REPORTER	Reported By: DAVID CONSTANT									
		Organization Name: STANTEC									
		Organization: <input type="checkbox"/> discharger <input type="checkbox"/> public <input type="checkbox"/> state <input type="checkbox"/> local <input type="checkbox"/> federal									
		Address: 2335 HWY 36 W									
		City: SAINT PAUL		County:		State: MN					
Zip: 55113-3819		Phone: 651 255 3960									
B.	DISCHARGER <small>(Responsible Party)</small>	Name: DAKOTA BELLITIES									
		Address: 1116 SOUTH 4TH AVE									
		City: SIOUX FALLS		County:		State: SD					
		Zip: 57105		Phone: 605 334 4220							
C.	INCIDENT LOCATION	As Above in B Street or Approx. Location 3600 SOUTH DULUTH AVE - FACILITY 3510 SOUTH DULUTH AVE - PARKING LOT									
		Survey Description: _____ Sec _____ T _____ R _____ 57105									
		City: SIOUX FALLS		County: MINNEHAHA		State: SD					
		Spill Date: (mm/dd/yy) _____ Spill Time: _____									
E.	MATERIAL	Material Type (Code/Name):		hazardous substance	material unknown	Quantity Spilled	Spilled in Water	Units (Check 1)			
				oil	other			lb.	bbl.	gal.	oth.
								lb.	bbl.	gal.	oth.
								lb.	bbl.	gal.	oth.
F.	SOURCE	Source of Spill: <input type="checkbox"/> AST <input type="checkbox"/> UST <input type="checkbox"/> railway <input type="checkbox"/> vessel <input type="checkbox"/> fixed facility <input type="checkbox"/> pipeline <input type="checkbox"/> highway <input type="checkbox"/> air transport									
		Description: COMMERCIAL STRUCTURE									
G.	MED.	Medium Affected: <input type="checkbox"/> air <input type="checkbox"/> land <input type="checkbox"/> water <input type="checkbox"/> groundwater <input type="checkbox"/> within facility only									
		Waterway Affected: _____									
H.	CAUSE	Reported Cause: <input type="checkbox"/> transportation accident <input type="checkbox"/> equipment failure <input type="checkbox"/> operational error <input type="checkbox"/> natural phenomenon <input type="checkbox"/> dumping <input type="checkbox"/> unknown				Other NO RELEASE NOTED					
		Description: _____									
I.	D A M.	Damages:		No. of injuries		No. of deaths		Property damage > \$50,000			
J.	ACTIONS	Evacuation		Response Action Taken		PHASE I COMPLETED STANTEC # 193704261					
K.	NOTIFIED	Responding Agency: <input type="checkbox"/> DENR <input type="checkbox"/> DOA <input type="checkbox"/> discharger <input type="checkbox"/> federal <input type="checkbox"/> EPA <input type="checkbox"/> local									
		Agencies Notified: _____									
L.	COMMENTS	Comments U.S. EPA BROWNFIELDS ACRES # 232283 CHRISTINA WILSON									
		DOUG JOHNSON CITY OF SIOUX FALLS PUBLIC WORKS - ENVIRONMENTAL 1017 EAST CHAMBERS ST SIOUX FALLS, SD 57104 605 367 8276									



DEPARTMENT of ENVIRONMENT
and NATURAL RESOURCES

JOE FOSS BUILDING
523 EAST CAPITOL
PIERRE, SOUTH DAKOTA 57501-3182

denr.sd.gov

FILE COPY

July 21, 2017

Joshua Peterson, PE
Principal Engineer, Project and Construction
City of Sioux Falls, Public Works
PO Box 7402
Sioux Falls, South Dakota 57117-7402

Subject: Closure - Department of Environment and Natural Resources Case # C20017004
Community Wide Assessment Grant - DakotAbilities Property 3510 and 3600
South Duluth Avenue, Sioux Falls, SD.

Dear Mr. Peterson:

The Department of Environment and Natural Resources (DENR) has reviewed the Phase I and Phase II Assessment information prepared by Stantec for the above referenced property under the City's Brownfields Community Wide Assessment Grant. Results of the soil and ground water sample obtained at the site do not indicate contamination in excess of state standards. Therefore, the site does not appear to warrant further assessment and cleanup and the department will close case file C2017004 (clean closure).

Please note that if contaminated soils are encountered during redevelopment, those soils will need to be tested and properly disposed at a state permitted disposal facility. Regulated asbestos material will also need to be properly managed should the building be renovated or demolished.

If you have any questions concerning this letter please contact me at 605.773.3296. Thank you for your actions to protect water resources of the State of South Dakota.

Sincerely,

Kim McIntosh
Environmental Manager

cc: Doug Johnson, Public Works - Environmental
David Constant, Stantec Consulting Services Inc., 2335 Highway 36 West St. Paul,
Minnesota 55113-3819



**DEPARTMENT of ENVIRONMENT
and NATURAL RESOURCES**

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April 25, 2017

MEMO TO: DENR SPILL FILE – C2017004

FROM: Kim McIntosh
Ground Water Quality Program
Spill Section Manager

SUBJECT: Clean Closure - Pertaining to a Phase I Environmental Site Assessment

The Department of Environment and Natural Resources will be placing this file into "Clean Closure" status based on the following:

- Case file C2017004 was initiated to further document a Phase I Environmental Site Assessment completed by Stantec on behalf of the City of Sioux Falls.
- The Property is a 'commercial' site identified as a DakotAbilities facility and an associated parking lot.
- The Phase I Environmental Site Assessment was funded by the US EPA Brownfields Program, ACRES #232283
- The Phase I Environmental Site Assessment identified no releases. The site may be further assessed for Lead and Asbestos containing materials.

Kim McIntosh
Environmental Manager
Ground Water Quality Program